



# FAIRFAX COUNTY

Department of Public Works and Environmental Services  
Office of Building Code Services  
12055 Government Center Parkway  
Fairfax, Virginia 22035-5504

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V I R G I N I A

96-12 Revised  
March 25, 1999

**TO:** All Architects, Builders, Developers, Engineers, Surveyors and Contractors  
Practicing in Fairfax County

**SUBJECT:** Exterior Insulation and Finish Systems (EIFS)

**REFERENCE:** Department of Environmental Management Letter to Industry 96-12, dated  
November 12, 1996

Fairfax County is amending its policy regarding Exterior Insulation and Finish Systems (EIFS). The new requirements are in response to recent developments within the building industry and the potential for systems to leak at windows and penetrations which can cause damage to a building's substrate.

Current policy, which went into effect on January 1, 1997, requires only systems with a valid research or evaluation report by a nationally recognized model code organization, Building Officials and Code Administrators International, Inc. (BOCA) among them, to be installed on any structure in Fairfax County. It also calls for a certification statement to be submitted to the County prior to the final inspection which attests that the EIFS has been installed in accordance with the manufacturer's instructions and the research or evaluation report.

In addition to the above, the following shall be required for construction documents submission for all wood framed structures, residential or commercial, clad in barrier or drainable type EIFS.

- The applicable research or evaluation report shall be attached to each set of drawings. All language and information, as required by the report, shall be incorporated into the construction documents.
- All details contained in the research or evaluation report shall be incorporated into the construction documents and shall reflect project-specific conditions.
- Other conditions not reflected in the research or evaluation report, but critical to the performance of the EIFS, as determined by the design professional, shall also be incorporated into the construction documents. This shall include pipe or cable penetrations, joints, flashing around decks, etc.
- Specific product information for all windows and doors to be utilized in the building's exterior walls clad in EIFS shall be noted in the construction documents.
- The drawing sheets which contain the EIFS related exterior envelope details must contain an original signature and seal of a design professional registered in the Commonwealth of Virginia.

These requirements will apply to all projects for which permit applications are submitted to the Office of Building Code Services on or after June 1, 1999, including projects utilizing previously approved masterfile plans.

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If you have any questions regarding EIFS or need additional information, please contact Brian Foley, Chief Structural Engineer, at 703-324-1960.

***SIGNATURE ON ORIGINAL***

Zofia A. Zager, Director  
Office of Building Code Services

ZAZ/bff

cc: John Wesley White, Director, Department of Public Works and Environmental Services  
Brian Foley, Chief Structural Engineer, OBCS